

SUMMARY AND RECOMMENDATION

6. HERITAGE DESIGNATION: 3123-3129 West Broadway (Hollywood Theatre)

Summary: To designate the exterior and certain elements of the interior of the existing building at 3123 West Broadway (Hollywood Theatre) as protected heritage property, to secure the rehabilitation and long-term preservation of the heritage building, and to vary the Zoning and Development By-law to permit a new six-storey mixed-use building under the existing C-2C (Commercial) District.

Applicant: Bonnis Properties

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council bring forward for enactment, pursuant to Sections 593 and 594 of the *Vancouver Charter*, a by-law to designate the exterior, and certain elements of the interior, of the Hollywood Theatre (the “heritage building”) at 3123-3129 West Broadway [PID: 006-767-966, Lot H Block 54, District Lot 540, Plan 20212; PID: 015-450-384 Lot 9 except part in Plan 4166, Block 54, District Lot 540, Plan 229; PID: 015-450-414 The East ½ of Lot 10, Except the north 5 feet now lane and part in Plan 4166, Block 54, District Lot 540, Plan 229], (the “site”), as protected heritage property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment under Section 592 of the *Vancouver Charter* a by-law for the City to enter into a Heritage Revitalization Agreement to:
 - (i) secure the rehabilitation and long-term preservation of the heritage building; and
 - (ii) vary the Zoning and Development By-law as necessary to permit a new six storey mixed use building to be constructed on the site, and to restrict the use of the heritage building to theatre use only, as proposed under Development Permit Application Number DP-2018-00039 (the “DP Application”) and as more particularly described in this report.
- C. THAT the Heritage Revitalization Agreement shall be completed, noted, registered, and given priority on title to the site to the satisfaction of the Director of Legal Services and the General Manager of Planning, Urban Design, and Sustainability.
- D. THAT A, B, and C be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
 - (ii) THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[HD - 3123-3129 West Broadway (Hollywood Theatre)]